



9 Wentworth Road  
Rushden, NN10 9SL



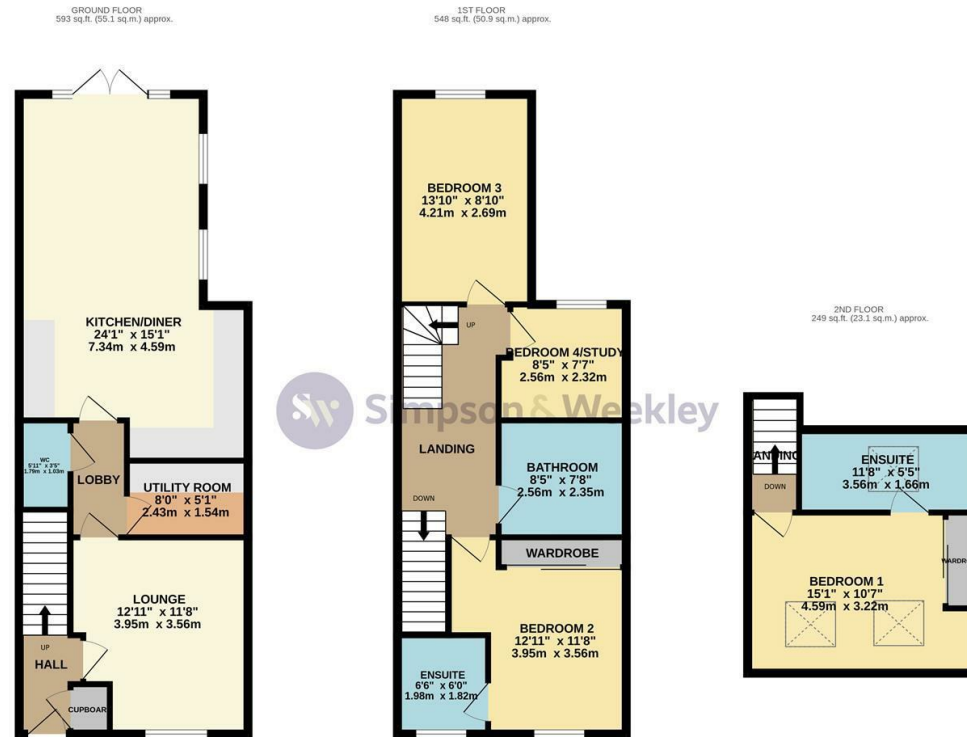
**Simpson & Weekley**

BRAND NEW LOW CARBON HOME! Built by Tophaven, a local and reputable builder of sustainable homes, this impressive townhouse simply has to be seen to appreciate the size and quality of the accommodation on offer. With underfloor heating to the ground floor, parking for two cars with the additions of an EV charger and extensive ground floor accommodation, this property really does stand out from many new builds available in the current market. Due to the size of the footprint of this house, a spacious open plan kitchen/dining family room backing onto the garden provides an ideal entertaining space whilst a separate living room provides a further cosy reception space to relax in. An entrance hall, cloakroom and utility room complete the ground floor accommodation whilst the first floor landing provides access to two double bedrooms, one of which has an en-suite shower room, a family bathroom, a third room that could be utilised as a bedroom or office and stairs leading to a second floor master bedroom that also comes with an en-suite shower room and built in wardrobes. Externally the front garden sets back the house from the road and an enclosed rear garden mainly laid to lawn has a gate leading to the car park where you have two parking spaces and an EV charger allocated to the property. A fantastic family home for anyone looking for size, convenience and a wow factor. EPC Rating, Council Tax Band

Offers In Excess Of £300,000

 4  3  2





TOTAL FLOOR AREA: 1389 sq.ft. (129.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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